



Affitto Estate Agents proudly present to the market this SPACIOUS THREE BEDROOM END TERRACED HOME in a sought-after location of Northampton.

Upon entering the property you find yourself in the first reception room which also has the staircase giving access to the first floor. Further on the ground floor you have a second reception room which gives you access to the kitchen and garden. The property is complimented with lots of natural light and high ceilings throughout.

Next up is a good-sized kitchen which incorporates wall and base units providing ample storage. The gas hob and oven is also included. The kitchen also provides access to the basement and rear garden.

The first floor landing gives access to the three bedrooms, one of which is a single and two doubles with large windows allowing ample light to enter the rooms.

The family bathroom consists of a full size bathtub with a shower over, a W/C and a wash hand basin.

To the rear of the property there is a good-sized low maintenance garden.

Cyril Street is conveniently placed with ample on street parking, great amenities a stones throw away as well as Northampton General Hospital and transport and road links.

**CONTACT US TODAY TO ARRANGE A VIEWING!**

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.